

SINGLE FAMILY DESIGN BOARD CONSENT MINUTES

Monday, November 28, 2016 David Gebhard Public Meeting Room: 630 Garden Street 11:00 A.M.

BOARD MEMBERS: Fred Sweeney, *Chair*

BRIAN MILLER, Vice-Chair

BERNI BERNSTEIN
LISA JAMES
JOSEPH MOTICHA
DENISE WOOLERY

CITY COUNCIL LIAISON: JASON DOMINGUEZ

PLANNING COMMISSION LIAISON: ADDISON THOMPSON

PLANNING COMMISSION LIAISON (ALTERNATE): MIKE JORDAN

STAFF: JAIME LIMÓN, Design Review Supervisor

KATIE MAMULSKI, Planning Technician KATHLEEN GOO, Commission Secretary

Website: www.SantaBarbaraCA.gov

Representatives present: Fred Sweeney and Denise Woolery.

Staff present: Katie Mamulski.

FINAL REVIEW

A. 18 S VOLUNTARIO ST R-2 Zone

Assessor's Parcel Number: 017-172-006
Application Number: MST2012-00098
Owner: Susan Arcidiacono

Applicant: Robert Mills

Designer: Urbe & Orbe Enterprises

(Proposal to construct a new 525 square foot one-story addition and a new 733 square foot two-story addition to an existing one-story, 800 square foot, single-family residence located on a 7,650 square foot lot. Also proposed is a new 282 square foot detached two-car carport, and a 94 square foot second-floor deck. The proposed 2,342 square foot total is 76% of the guideline floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a requested zoning modification.)

(Final Approval is requested; Project must comply with Staff Hearing Officer Resolution No. 043-13, and was last reviewed July 6, 2015.)

Present: Robert Mills, Applicant.

Continued indefinitely to Consent Review with comments:

- 1) Provide downspouts and gutters in order to comply with Tier 2 Storm Water Management Plan requirements.
- 2) Provide details on the plans as the plans appear to be incomplete.

FINAL REVIEW

B. 507 SAN ONOFRE RD E-3/SD-2 Zone

Assessor's Parcel Number: 051-302-005 Application Number: MST2016-00403 Owner: Shannon & Gaston

Architect: Paul Zink

(Proposal for 336 square feet of additions to an existing two-story 1,631 square foot single-family residence with an attached 310 square foot two-car garage. The project includes an interior remodel of 320 square feet and the demolition of an existing covered patio and replacing it with a new covered patio and 220 square foot deck. The proposed total of 2,277 square feet is 62% of the maximum allowed floor-to-lot area ratio (FAR).)

(Final Approval is requested; Project was last reviewed September 9, 2016 and must comply with Tier 3 SWMP requirements.)

Present: Paul Zink, Architect.

Final Approval as submitted.

The ten-day appeal period was announced.

NEW ITEM

C. 9 E PUEBLO ST E-1 Zone

Assessor's Parcel Number: 025-123-014 Application Number: MST2016-00512

Owner: Roberts Kiefer Family Trust

Owner: Linda Kiefer

Contractor: California Pools & Spas

(Proposal to demolish an existing 18'x45' pool and construct a new 18'x34' pool within the existing pool footprint. Total grading will be less than 50 cubic yards and the proposal includes the reuse of the existing pool equipment.)

(Action may be taken if sufficient information is provided.)

Present: Myles Steimle, Agent.

Project Design Approval and Final Approval as submitted with the finding that the Neighborhood Preservation Ordinance criteria have been met as stated in Subsection 22.69.050 of the City of Santa Barbara Municipal Code.

The ten-day appeal period was announced.

(Staff Note: This project is a block away from Fred Sweeney, but not within his 500-foot conflict of interest radius.)

NEW ITEM

D. 1404 MISSION RIDGE RD

A-2 Zone

Assessor's Parcel Number: 019-102-037
Application Number: MST2016-00515
Owner: William A. Weathers
Landscape Architect: Earthform Design

(Proposal to construct a new 476 square foot detached one-story storage building at the rear of the existing 25,067 square foot lot developed with a one-story single family residence located in the Hillside Design District. No alterations are proposed to the existing residence. The proposal includes a total of 500 cubic yards of cut and fill grading to be balanced on site, four new tiered site allen block retaining walls varying from 3 to 5 feet in height and a total of 200 linear feet, and new on-grade steps.)

(Action may be taken if sufficient information is provided.)

Present: Sam Maphis, Landscape Architect; and William A. Weathers, Owner.

Continued indefinitely to Consent Review with comments:

- 1) Provide more detailed landscape changes.
- 2) Provide photographs of how the finished walls will appear.
- 3) Provide material details.
- 4) Provide lighting details.

NEW ITEM

E. 139 LOMA MEDIA RD

E-1 Zone

Assessor's Parcel Number: 019-261-014 Application Number: MST2016-00517

Owner: Jewell Raymond W Trustee

Owner: Arlene Montesano Applicant: Ken Mineau

(Proposal to create a new bedroom and bathroom on the lower level within the same building footprint and a new deck expansion of 54 square feet on the upper level to match existing lower level deck. The proposal also includes replacing all existing single glaze windows and patio doors with dual glaze, a new roof entry canopy with brackets, new exterior siding, a new fireplace, new patio doors, "as-built" skylights and other site improvements. Project will address violations in ZIR2015-00521, ENF2016-00852 and has requested Staff Hearing Officer Review for two front setback modifications and an Open Yard modification. The existing total of 2,948 square feet on a 7,121 square foot lot located in the Hillside Design District is 99% of the maximum allowable floor to-lot-area ratio (FAR).)

(Comments Only; Project requires Staff Hearing Officer review).

Present: Paul Rubison, Agent; Frank Berzai, Agent; and Jack Yardy, Agent.

Continued indefinitely to Full Board with comments:

- 1) Provide a landscape plan.
- 2) Consider an alternative to the ease case as it is too small; consider Catalina cherry plantings, as the Fire Department may not allow an acacia tree.
- 3) The proposed long balcony dominates the view; study to reconfigure to break it up.
- 4) Provide window details.

Board comment: Staff to research into whether the windows were approved the way they are presented on the plans.